

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
February 23, 2010**

1. Present

Commissioners:

Sherwood Bishop, Chair
Bill Taylor, Vice-Chair
Randy Bryan
Bucky Couch
Jude Prather
Curtis O. Seebeck
Allen Shy (absent)
Jim Stark
Chris Wood

City Staff:

Matthew Lewis, Assistant Director of Development Services
Francis Serna, Recording Secretary
Melissa McCollum, Chief Planner
Kathy Woodlee, Engineer

2. Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Bishop at 6:00 p.m. on Tuesday February 23, 2010 in the Council Chambers, City Hall Building of the City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Bishop welcomed the audience.

4. NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

5. Citizen Comment Period

There were no citizen comments.

6. CUP-10-01. Hold a public hearing and consider possible action on a request by John Kneese, for a Conditional Use Permit to allow an indoor motorcycle vehicle repair/service and retail shop to be located within Community Commercial (CC) zoning district for a suite in the existing commercial strip center being Lots 20, 21, and 22, Block 12, of Sunset Acres located at 1232 Hwy. 123.

Chair Bishop opened the public hearing. Rick Alvez, the applicant, stated that his family was raised in San Marcos. His parents owned a pet store and his father is a Texas State graduate. Mr. Alvarez stated that he would abide by all regulations and noise standards. He explained that he has tested the site for high and low pitch noise and that you cannot hear noise on the outside of the building. Mr. Alvez commented that the facility is not a drinking establishment and that no one would hang around to drink at the business. He pointed out that it would be a clean and professional business. Mr. Alvez stated that he has a few family members that would be employed. John Kneese of Harper, Texas and owner of the building spoke in support of the request. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Couch, the Commission voted seven (7) for and one (1) opposed, to approve the request with the following conditions that the CUP shall be valid for one (1) year period to evaluate the impact on the neighborhood; all noise standards will be followed; all repair/service of vehicles will be conducted inside the existing building. No outdoor repair/service and /or storage; and the proposed building is not planned to be expanded or enlarged. The motion carried.

7. WPP1-09-0004. Hold a public hearing and consider a request Vernon Lemens, for a qualified watershed protection plan phase one for 53.4 acres, southeast of the intersection of N. IH 35 and Aquarena Springs Drive described as San Marcos North Joint Venture (Vol. 553 Pg. 81, 83, 85).

Chair Bishop opened the public hearing. Stephen Cook, Stephen G. Cook Engineering, 12000 Starcrest, San Antonio, Texas, stated he represents Vernon Lemens. He explained that they received approval approximately 3 years ago and since then expired. Mr. Cook pointed out that at the expense of the owner, a Traffic Impact Analysis (TIA) was required and was complete 4 months ago. Mr. Cook stated that he was back to try and get the Concept Plat of the Lemens Tract approved. He said the project has been on and off for the last 4 to 5 years. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Stark, the Commission voted seven (7) for and one (1) opposed, to approve the request. The motion carried.

8. Consideration and possible action on the following:

- a. **LUA-09-14.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a land use map amendment from Very Low Density Residential (VLDR) to Mixed Use (MU) on 10.65 acres located at south of the Craddock Avenue and Bishop Street Intersection.
- b. **ZC-09-17.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a zoning change from Single Family (SF-6) to Mixed Use (MU) on 12.88 acres located at 1314 Franklin Dr.
- c. **LUA-09-15.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a land use map amendment from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on 5.81 acres located west of the future Craddock extension.
- d. **ZC-09-18.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a zoning change from Single Family (SF-6) to Multi-Family (MF-12) on 5.64 acres located west of the future Craddock extension.
- e. **LUA-09-16.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a land use map amendment from Very Low Density Residential (VLDR) to Mixed Use (MU) on .07 acres west of Tract 2 (outside the City Limits).

- f. **ZC-09-19.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a zoning change from Unzoned to Mixed Use (MU) on .07 acres located west of Tract 2 (outside City Limits).
- g. **LUA-09-17.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a land use map amendment from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on 26.44 acres located south of Tract 3 (outside the City Limits).
- h. **ZC-09-20.** A request by Baker-Aicklen & Associates, on behalf of Craddock Avenue Partners, LLC for a zoning change from Unzoned to Multi-Family (MF-12) on 30.97 acres located at 1314 Franklin Dr.

MOTION: Upon a motion made by Commissioner Seebeck and a second by Commissioner Bryan, the Commission voted eight (8) for and none (0) opposed to postpone Item 8a-8h to the April 13, 2010 Planning and Zoning Commission meeting. The motion carried unanimously.

Planning Issues:

- 9. Discuss and consider possible action on the Planning & Zoning Commission Work Plan.

Matthew Lewis gave a brief overview of the Planning and Zoning Commission 2010 Work Plan.

- 10. 2011 Capital Improvements Plan Calendar- Melissa McCollum

Melissa McCollum gave a brief overview of the Capital Improvements Plan Calendar.

11. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Chair Bishop suggested that the Commission receive hard copies of future amended agendas.

Commissioner Stark inquired if there would be a regularly scheduled Planning Commission meeting on March 9, 2010. Matthew Lewis advised the Commission that as of tonight's meeting, no cases had been submitted.

Planning Report

Matthew Lewis stated that the Planning and Zoning Commission Retreat will be held on Wednesday, February 24, from 3- 8 p.m. at the Price Senior Center.

Commissioners' Report

On behalf of the Commission, Chair Bishop, thanked Commissioner Shy for the use of his business for the Outgoing Commissioner Gathering.

12. Consider approval of the minutes from the Regular Meeting of January 26, 2010.


MOTION: Upon a motion made by Commissioner Taylor and a second by Commissioner Wood, the Commission voted seven (7) for, none (0) opposed, to approve the Regular Meeting Minutes of January 12, 2010. The motion carried.

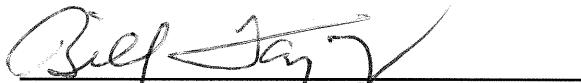
13. Questions and answers from the Press and Public.

There were no questions from the press and public.

14. Adjournment

Chair Bishop adjourned the Planning and Zoning Commission at 6:56 p.m. on Tuesday, February 23, 2010.


Sherwood Bishop, Chair


Bill Taylor, Vice-Chair


Jim Stark, Commissioner


Randy Bryan, Commissioner


Jude Prather, Commissioner


Bucky Couch, Commissioner


Chris Wood, Commissioner


Curtis Seebeck, Commissioner

ATTEST:


Francis Serna, Recording Secretary